

089.0

0004

0013.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

669,100 / 669,100

USE VALUE:

669,100 / 669,100

ASSESSED:

669,100 / 669,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FORD POLLY & AARON	
Owner 2:	
Owner 3:	

Street 1: 127 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HOERSCH SEBASTIAN/ETAL -

Owner 2: HOERSCH MAGDALENA HONG ZHOU -

Street 1: 127 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Clapboard Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3579		Sq. Ft.	Site		0	70.	1.47	5									369,158						369,200	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								3579.000		299,900				369,200		669,100						56717	
Total Card								0.082		299,900				369,200		669,100		Entered Lot Size				GIS Ref	
Total Parcel								0.082		299,900				369,200		669,100		Total Land:				GIS Ref	
Source: Market Adj Cost										Total Value per SQ unit /Card:		445.62		/Parcel: 445.62				Land Unit Type:				Insp Date	

11/27/18

17249!

Parcel ID 089.0-0004-0013.A

Date 12/23/2021

Date 12/10/2020

Date 12/18/2019

Date 1/3/2019

Date 12/20/2017

Date 1/3/2017

Date 1/4/2016

Date 12/11/2014

Date apro

Date 7249

Notes ASR Map:

Notes Fact Dist:

Notes Reval Dist:

Notes Year:

Notes LandReason:

Notes BldReason:

Notes CivilDistrict:

Notes Ratio:

Notes

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Good		OF=BMT SINK.														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: 1 - Wood Shingl	5 %			OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: LT. BLUE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 1 Rating: Good				1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1897	Eff Yr Blt:			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR						
Alt LUC:		Alt %:		Fpl:	Rating:			Other													
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	6	3	M									
Sec Int Wall:		%		Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen: 1992													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors: 4 - Carpet	50 %							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1																					
% Heated: 100		% AC: 100																			
Solar HW: NO		Central Vac: NO																			
% Com Wal		% Sprinkled																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0004-0013.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:								Total:											